

City of Cincinnati

Department of Law

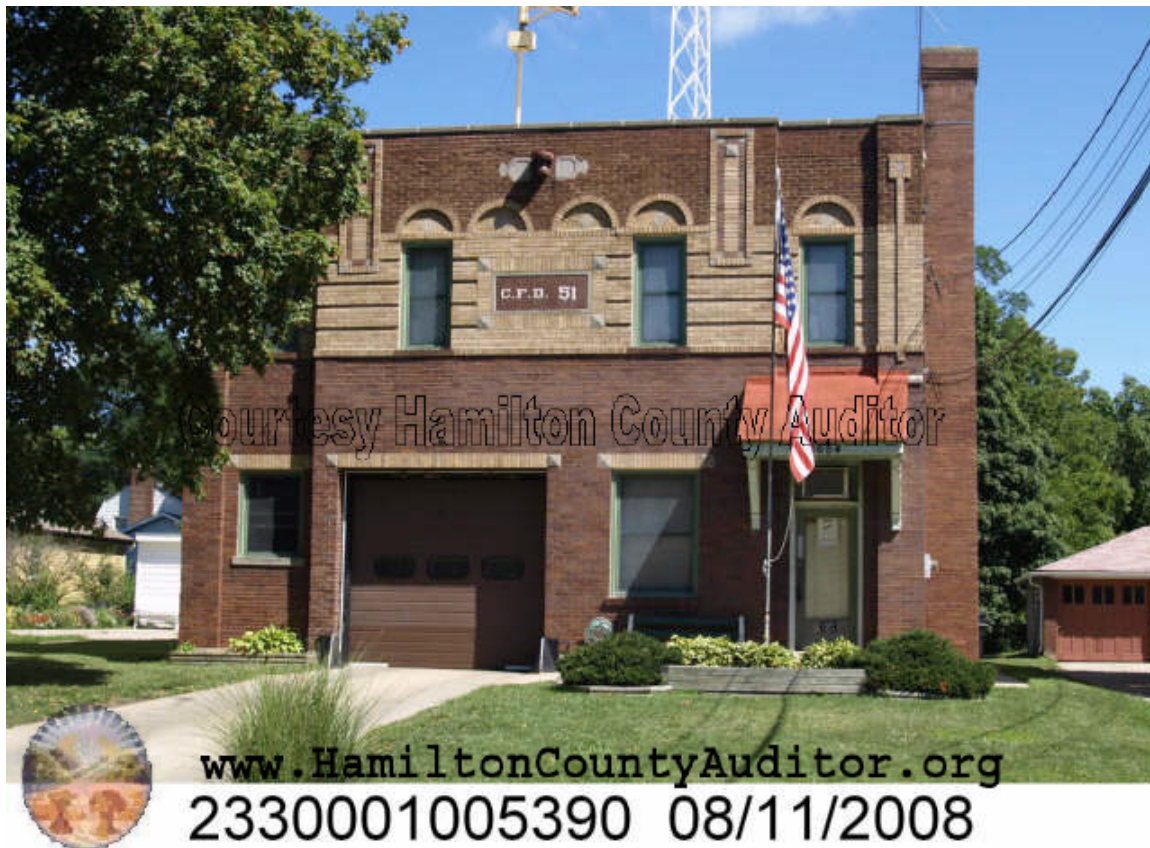
Real Estate Services

Room 122, City Hall
801 Plum Street
Cincinnati, Ohio 45202
FAX: 513-352-2564
Phone: 513-352-3610

Thomas R. Klumb
Real Estate Manager

NOTICE OF BID SALE ON PROPERTY

The City of Cincinnati is selling real property located at **1654 Marlow Avenue** (Firehouse 51), Cincinnati, Ohio by sealed bid. Please respond as directed in the Legal Notice.



PROPERTY FOR SALE:

1654 Marlow Avenue, Cincinnati, Ohio 45244

BOOK, PAGE AND PARCEL: 233-0001-0053-90

BIDS STARTING AT: \$55,000.00

LOT SIZE: 0.295 acres of land more or less

ZONING: Residential

ORDINANCE NUMBER: 246-2010

BID DEADLINE: August 26, 2010, 11:59 A.M.

BID OPENING: August 27, 2010, NOON, Room 122, City Hall
801 Plum Street, Cincinnati, Ohio 45202

CLOSING: On or before September 27, 2010

FOR FURTHER INFORMATION CONTACT: Joe F. Pendley 513-352-3612
joe.pendley@cincinnati-oh.gov
or
Lottie Allen – 513 352-5362

LEGAL NOTICE

Notice is hereby given that sealed bids will be received in the office of Real Estate Services of the City of Cincinnati, c/o Property Management, Room 122, City Hall, 801 Plum Street, Cincinnati, Ohio 45202, until 11:59 A. M. on August 26, 2010 for the sale of property located at **1654 Marlow Avenue**, Cincinnati, Ohio, Hamilton County Auditor's Book Page and Parcel Number 233-0001-0053-90, which real property is more particularly described as follows:

Situate in Hamilton County, in the village of College Hill, in Section 30, Town 3, Fractional Range 2, Miami Purchase and being fifteen (15) feet off the west side of Lot 33 and forty (40) feet off the east side of Lot No. 32 in Cary Homestead's Subdivision, as shown on Plat made by order of the Probate Court of Hamilton County, Ohio, in Case No. 5018, and recorded by order of said Court, in the Recorder's Office of Hamilton County, Ohio, in Plat Book No. 13, Page 57, and more particularly described as follows: Beginning at a point in the north line of Woodward Avenue, one hundred and sixty-five (165) feet west of the west line of Fenton Avenue; thence north parallel with Fenton Avenue, two hundred and three (203) feet, more or less, to the south line of Lot No. 35; thence west along the south line of Lot No. 35, fifty-five (55) feet; thence south parallel with Fenton Avenue, two hundred and three (203) feet, more or less, to the north line of Woodward Avenue; thence east along the north line of Woodward Avenue fifty-five (55) feet to the place of beginning;

Said property shall be sold under the following terms and conditions:

1. The property will be sold “as is” to the highest bidder.
2. It will be the bidder’s responsibility to conduct all necessary inspections prior to the bid sale. Inspection requests shall be made by contacting Real Estate Services at 352-3614.
3. The minimum bid is Fifty-Five Thousand and 00/100 (\$55,000.00).
4. If there are two identical high bids, there will be a second bid process open to the highest bidders only.
5. Each bid must be in writing, sealed in an envelope, accompanied by a **cashier’s check, certified check or money order** in the amount of 20% of the bid amount. **Personal checks will not be accepted.** The remaining balance of the accepted bid must be paid with a cashier’s check or a certified check within 30 days of the Bid Opening. All checks and money orders are to be made payable to the **Treasurer of the City of Cincinnati**.
6. The closing will be held within thirty (30) days of payment in full of the bid price. Should the successful bidder fail to close, unless the failure is due to reasons beyond the bidder’s control, the City may keep the successful bidder’s deposit as liquidated damages and not as a penalty, and then the second highest bidder will be given the option to purchase the property at their bid price.
7. All checks received with the bids will not be cashed until the bid is accepted. Checks from the unsuccessful bidders will be returned within (10) days of the bid opening.
8. The City Manager has the right to reject any and all bids at any time.
9. Conveyance to the successful bidder shall be by Quit Claim Deed, subject to any easements and any and all taxes and assessments, which are a lien against the real estate at the time of conveyance and which shall be subject to any existing terms and conditions.
10. The successful bidder, and said bidder’s successors in interest to the Property, may not erect a billboard on the Property except for a billboard promoting goods or services made or provided on the premises and permitted by the appropriate zoning code.
11. All bids will be opened on **Friday, August 27, 2010, at NOON** (12:00 P.M.) in City Hall, 801 Plum Street, Room 122, Cincinnati, Ohio 45202.

Questions or request for information may be addressed to Joe F. Pendley at 352-3612 or Lottie Allen at 352-5362, Property Management Section, Real Estate Services.

Milton Dohoney, Jr.
City Manager